



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: LVS060823: Consideration and action on a request for final approval of the Singletree Acres Subdivision (25 lots) located at 2200 S 4520 W.

Agenda Date: Tuesday, January 09, 2024

Applicant: Chad Buck (Owner)

Property Information

Approximate Address: 2200 South 4520 W

Project Area: 10 acres

Zoning: R1-15

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-080-0008

Township, Range, Section: 6N 2W Section 29

Adjacent Land use

North: Agricultural/ Residential	South: Agricultural/ Residential
East: Agricultural/ Residential	West: Agricultural/ Residential

Staff Information

Report Presenter: Felix Lleverino
 flleverino@co.weber.ut.us
 801-399-8767

Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2 (Agricultural)
- Title 106, Subdivisions

History and Background

A rezone of this property was presented to the Western Weber Planning Commission on December 13th, 2022. On January 10th, 2023, the rezoning request returned to the Planning Commission at which time it received a unanimous positive recommendation.

This rezone proposal was presented to and unanimously approved by the County Commission on May 30th, 2023. Then returned before the County Commission on September 5th, 2023 to approve a revised version of the development agreement that specified the developer's responsibilities regarding the future pathway connection to the new Weber County High School.

Preliminary approval from the Planning Commission was granted on September 19th, 2023 with the following conditions:

1. A final subdivision plat and civil plans are under review by all applicable County review agencies before requesting a positive recommendation for final approval from the planning commission.
 - This condition is satisfied. A final subdivision plat and a second round of final civil drawings are currently under review.
2. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is under review by the County Surveyor's Office before requesting a positive recommendation for final approval from the planning commission.
 - The Annexation process is under way. This requirement will be carried over to a final condition of approval and must be completed before recording.

3. Before the Singletree Subdivision proposal may return for final approval, final will-serve letters from the culinary, secondary, and sewer providers shall be submitted.
 - A final will-serve letter from the Hooper Irrigation Company is included as Exhibit C with this report. The final letter from Taylor West Weber Water District is attached as Exhibit B with this report.

Summary

The applicant is requesting a positive recommendation for final approval of the Singletree Acres Subdivision (25 lots) at approximately 2200 South 4520 West.

The R1-15 Zone Code allows for lots as small as 9,000 square if within a connectivity-incentivized development such as this. This development plan shows lots no smaller than 10,600 square feet in area and no less than 80' in width, which complies with Section 106-2-4.030 regulating connectivity incentivized subdivisions.

A development agreement accompanies the rezone. Throughout the review process, up until recording the subdivision plat, the planning staff will ensure that all of the development agreement requirements are satisfied, particularly subdivision design elements such as pathways, street trees, and road designs.

The following section is the staff's analysis of the proposal.

Analysis

General Plan: This proposal conforms to pages 1-5 of the West Central Weber General Plan by placing residential development within areas that have a connection to sewer services while protecting property rights.

Zoning: The property is located within the R1-15 Zone. The purpose of this zone is stated in the LUC §104-12.

"The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at three different low-density levels. The R1 zone includes the R1-15, R1-12, and R1-10 zones. Any R-1-12 and R-1-10 zones shown on the zoning map or elsewhere in the Land Use Code are synonymous with the R1-12 and R1-10 zones, respectively.."

Site Development Standards:

R1-15 Zone:

Minimum lot width: 80 feet

Minimum lot area: 15,000 square feet

Connectivity Incentivized Subdivision:

Minimum lot width: 60 feet

Minimum lot area: 6,000 square feet

Each lot within the development conforms to the minimum lot size allowable by the zoning code with incentives from the connectivity-incentivized subdivision code. The total gross area of the subdivision amounts to 10 acres, the base density of 10 acres results in the maximum number of 29 lots.

The developer voluntarily designed the street layout to conform with Weber County Planning and Engineering's street layout. Section 106-2-4.30 contains provisions for a developer to use up to 1 acre taken up by roads towards the net developable acreage.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Taylor West Weber Water District has provided a final will-serve letter for the entire 25-lot Subdivision (See Exhibit B).

Secondary Pressurized Water: Hooper Irrigation Company has provided a final will-serve letter for the entire 25-lot Subdivision (see Exhibit C). "The district has pressurized irrigation water available for the project and the appropriate number of water are surrendered." The construction plans have received final approval, and the fees are paid.

Sewer Services: Central Weber Sewer District has provided a will-serve letter stating that the District has the capacity to serve this 25-lot development. The District will need to approve the connection plans and inspect the connection. Singletree will need to be annexed into the district.

Development Agreement, Concept: The rezoning proposal of this property from A-1 to R1-15 included a development agreement and concept. The Planning Division has reviewed the development agreement and concept, in Exhibit E, and has found that the Singletree Subdivision plat complies with both.

Review Agencies: The Weber County Planning Division has made the developer aware of the final remaining requirements that will need to be completed before the plat may be recorded. The Weber County Engineering Department agrees that this proposal is ready for recording after the final plat and the final civil drawings are approved. The Surveying Department has submitted a final review of the final subdivision plat. Comments related to a turn-around at the end of 4520 West and the fire hydrant spacing from the Weber Fire District are satisfied.

Staff Recommendations

Staff recommends that the planning commission forward a positive recommendation to the County Commission for final approval of Singletree Acres Subdivision, a proposal to create 25 residential lots. This recommendation is based on the following conditions:

4. All subdivision improvements are designed in accordance with the development agreement.
5. At the time of recording, funds to cover the cost of all remaining unfinished subdivision improvements must be held in an escrow account with the County Engineering Department.
6. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is complete before the subdivision plat is recorded.
7. The civil plans and the subdivision plat have received final approval before the plan is presented before the County Commission.

The following findings are the basis for the staff's recommendation:

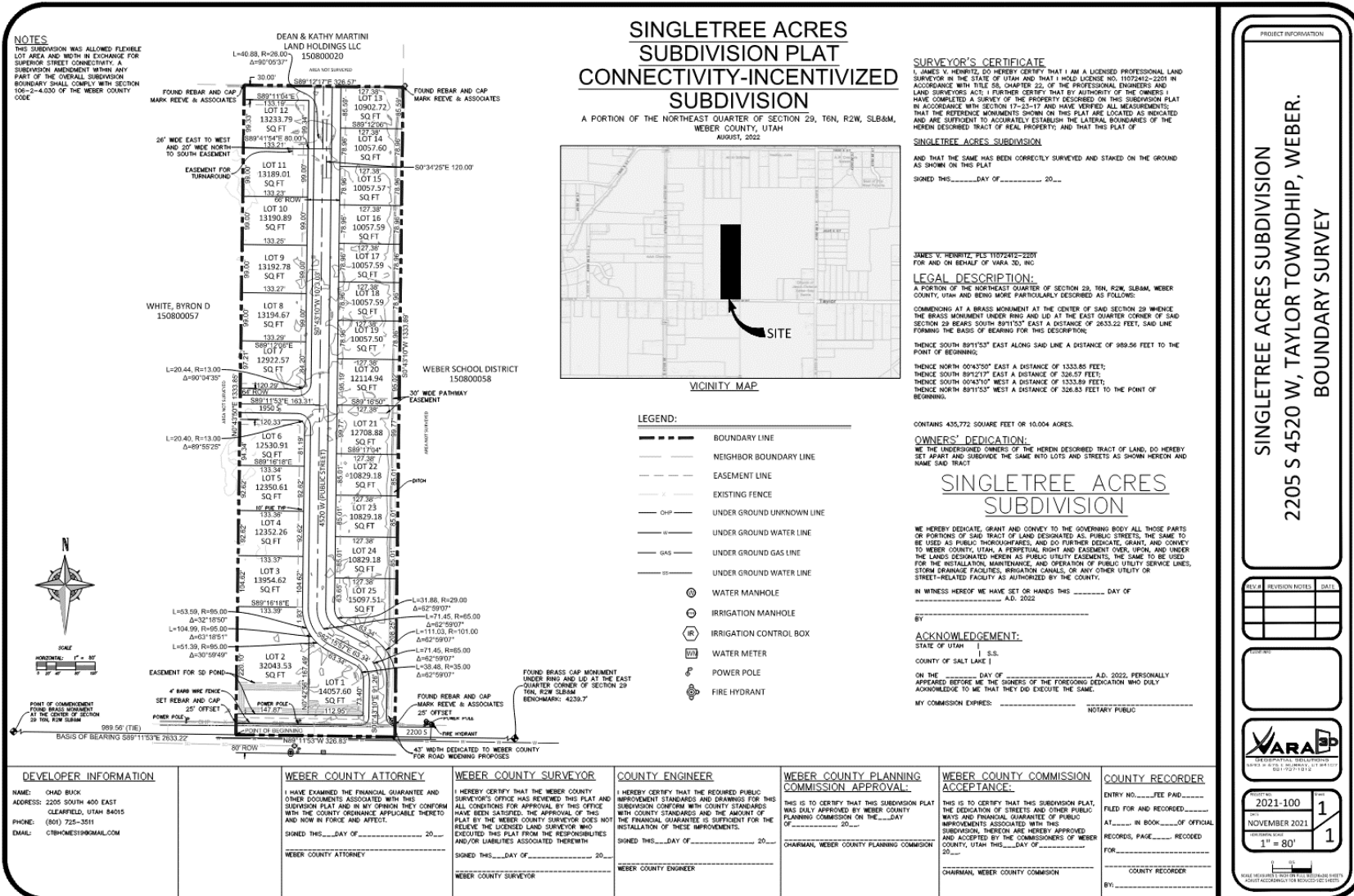
1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with the applicable county codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Exhibits

- A. Singletree Acres Subdivision plat
- B. Will serve culinary
- C. Will serve secondary
- D. Will serve sewer
- E. Civil plans (select pages)

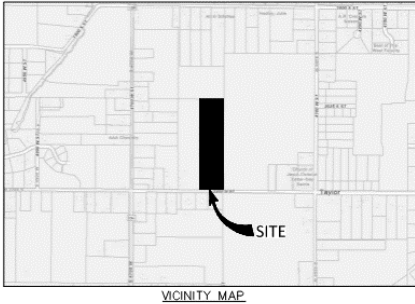
Area Map





SINGLETREE ACRES SUBDIVISION PLAT CONNECTIVITY-INCENTIVIZED SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M,
WEBER COUNTY, UTAH
AUGUST, 2022



- LEGEND:**
- BOUNDARY LINE
 - - - NEIGHBOR BOUNDARY LINE
 - - - EASEMENT LINE
 - - - EXISTING FENCE
 - - - CHIP
 - - - UNDER GROUND UNKNOWN LINE
 - - - UNDER GROUND WATER LINE
 - - - GAS
 - - - UNDER GROUND GAS LINE
 - - - UNDER GROUND WATER LINE
 - ⊙ WATER MANHOLE
 - ⊙ IRRIGATION MANHOLE
 - ⊙ IRRIGATION CONTROL BOX
 - ⊙ WATER METER
 - ⊙ POWER POLE
 - ⊙ FIRE HYDRANT

SURVEYOR'S CERTIFICATE
I, JAMES V. HENRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF

SINGLETREE ACRES SUBDIVISION
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT
SIGNED THIS _____ DAY OF _____, 20__

JAMES V. HENRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF JARA 30, INC

LEGAL DESCRIPTION:
A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS MONUMENT AT THE CENTER OF SAID SECTION 29 WHENCE THE BRASS MONUMENT UNDER RING AND ID UP AT THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 89°11'53" EAST A DISTANCE OF 2633.22 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION.
THENCE SOUTH 89°11'53" EAST ALONG SAID LINE A DISTANCE OF 989.56 FEET TO THE POINT OF BEGINNING.
THENCE NORTH 00°43'50" EAST A DISTANCE OF 1333.85 FEET;
THENCE SOUTH 89°12'17" EAST A DISTANCE OF 326.57 FEET;
THENCE SOUTH 00°43'50" WEST A DISTANCE OF 1333.86 FEET;
THENCE NORTH 89°11'53" WEST A DISTANCE OF 326.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 435,772 SQUARE FEET OR 10.004 ACRES.
OWNERS' DEDICATION:
BE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT

**SINGLETREE ACRES
SUBDIVISION**

WE HEREBY DEDICATE, GRANT AND CONVEY TO THE GOVERNING BODY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND DO FURTHER DEDICATE, GRANT, AND CONVEY TO WEBER COUNTY, UTAH, A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS, OR ANY OTHER UTILITY OR STREET-RELATED FACILITY AS AUTHORIZED BY THE COUNTY.

IN WITNESS WHEREOF I HAVE SET OR HANDS THIS _____ DAY OF _____ A.D. 2022

BY _____
STATE OF UTAH | S.S.
COUNTY OF SALT LAKE |
ON THE _____ DAY OF _____ A.D. 2022, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

PROJECT INFORMATION

**SINGLETREE ACRES SUBDIVISION
BOUNDARY SURVEY**

2205 S 4520 W, TAYLOR TOWNSHIP, WEBER.

REV#	REVISION NOTES	DATE

SCALE: 1" = 40'

DATE: 2021-100
NOVEMBER 2021
1" = 80'

<p>DEVELOPER INFORMATION</p> <p>NAME: CHAD BUCK ADDRESS: 2205 SOUTH 400 EAST CLEARFIELD, UTAH 84015 PHONE: (801) 725-3511 EMAIL: CIBHONES19@GMAIL.COM</p>	<p>WEBER COUNTY ATTORNEY</p> <p>I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SIGNED THIS _____ DAY OF _____, 20__ WEBER COUNTY ATTORNEY</p>	<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSEE LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20__ WEBER COUNTY SURVEYOR</p>	<p>COUNTY ENGINEER</p> <p>I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 20__ WEBER COUNTY ENGINEER</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL:</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20__ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE:</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF OTHER IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20__ CHAIRMAN, WEBER COUNTY COMMISSION</p>	<p>COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ BY _____ COUNTY RECORDER</p>
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2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
1/3/2024

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve** approval has been given and Taylor West Weber Water District has the capacity to provide **only** culinary water for Single Tree Subdivision, a 25-lot subdivision. The address is approx. 4520 W. 2200 S. Taylor UT. Plan review fees have been paid. The water right fees have been paid. Plans have been reviewed for both culinary and secondary water lines. Taylor West Weber Water will not give final subdivision approval without pressurized secondary water infrastructure installed and operational.

Requirements met:

- Plan review fee= \$100 per lot (\$2,500.00) **Paid**
- Water Right Impact fee= \$1,078.00 per lot (\$26,950.00) **Paid.**
- Plan review is complete with one minor change final plans need to be stamped by Dan White professional engineer @ Gardner Engineering.

Requirements for final approval and for building lot approval:

- Secondary water= Must install a pressurized secondary water system according to the agreement and plans. No outdoor water use for irrigation purposes will be provided by Taylor West Weber Water. No occupancy in any home will be permitted without a pressurized system in operation.
- Impact fees=\$6,856.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested. This is the January 14, 2024, impact fee. Fees are subject to change when impact studies are completed.
- Installation of the water line and services Taylor West Weber will need to be notified prior to work on the water lines. Taylor West Weber standards must be followed in all installation procedures.
- Construction of the pipelines must pass all inspections.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL FOR A BUILDING PERMIT MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. A SIGNATURE BLOCK FOR TAYLOR WEST WEBER WATER MUST BE ON THE FINAL RECORDED MYLAR AND SIGNED BY A REPRESENTATIVE OF THE DISTRICT.

Sincerely, 
Ryan Rogers-Manager
Taylor West Weber Water District



PO Box 184 5375 S 5500 W Hooper, Utah 84315	Phone: (801)985-8429 Fax: (801)985-3556 hooperirrigationco@msn.com
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December 12, 2023

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: FINAL WILL SERVE LETTER – Singletree Acres

The Singletree Acres subdivision is located at approximately 2200 South and 4500 West and consists of a proposed 25 building lots. The subdivision is in the boundaries of the Hooper Irrigation Company service area. A formal application has been made to our office.

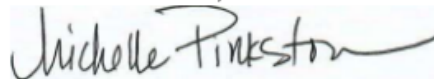
Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address and Hooper Irrigation is willing to provide secondary pressurized water at the time occupancy occurs.

This letter states that the above project is within the boundaries of Hooper Irrigation Company. The plan review, lot review, and access fees have been paid. There were an adequate number of water shares surrendered for the development water use.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines. This project alone is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429.

Sincerely,



Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

June 15, 2023

Tucker Weight
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Singletree Acres
Sanitary Sewer Service
Will Serve Letter

Felix:

At the request of Chad Buck, for Singletree acres development of 25 residential lots located at approximate address of 4500 W 2200 S. We require annexation into the district before service will be provided and offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The Inasmuch as system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into Central Weber’s line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber’s Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. **The entire parcel of property to be served will need to be annexed into the District prior to any**



Central Weber Sewer Improvement District

connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits. Annexation Book 86 page 6.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clayton Marriott

Digitally signed by Clayton
Marriott
DN: C=US,
E=Claym@centralweber.com,
O="CENTRAL WEBER SEWER
SEWER", CN=Clayton Marriott
Reason: I am the author of this
document
Date: 2023.06.15 09:03:15-06'00'

Clay Marriott

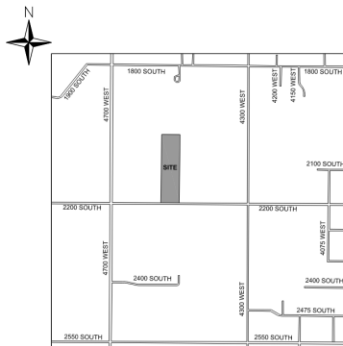
Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Chad Buck

SINGLETREE ACRES SUBDIVISION

4520 WEST 2200 SOUTH
TAYLOR, UTAH 84401

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
TAYLOR TOWNSHIP, WEBER COUNTY, UTAH



VICINITY MAP

1. ALL WORK SHALL CONFORM TO WEBER COUNTY'S STANDARDS & SPECIFICATIONS
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE CARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

GENERAL NOTES

SHEET INDEX		
PAGE #	SHEET #	SHEET TITLE
1	C000	COVER SHEET
2	1 OF 1	PLAT
3	C100	GENERAL NOTES
4	C200	SITE PLAN
5	C300	UTILITY PLAN
6	C301-C305	PLAN AND PROFILE
7	C400	GRADING PLAN
8	C500	EROSION CONTROL PLAN



1246 E Driggs Ave
SLC, UT 84106
isaac@reccivil.com (801) 965-2191



SINGLETREE ACRES SUBDIVISION
 4520 WEST 2200 SOUTH
 TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

CLIENT CONTACT
 NAME: CHRIS BECK
 ADDRESS: 2200 SOUTH 450 EAST
 CLOUDFIELD, UT 84103
 PHONE: (801) 728-9919
 EMAIL: C@reccivil.com

REV	COMMENT

SHEET NO.
C000
 COVER PAGE

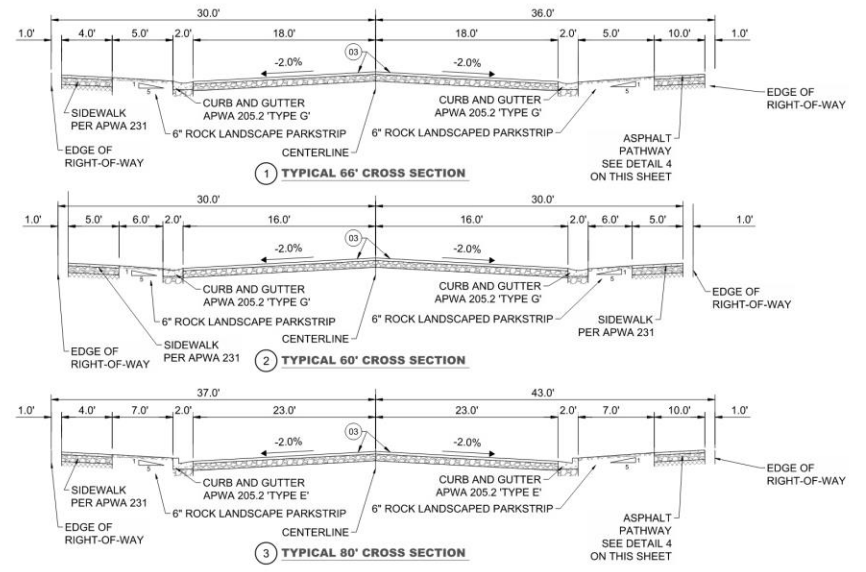
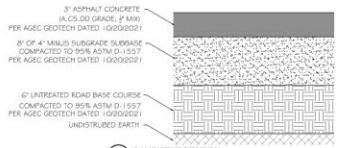
LOT AREAS			
LOT #	AREA	LOT #	AREA
LOT 1	14,057.60 SQ FT (0.32 ACRES)	LOT 13	10,902.72 SQ FT (0.25 ACRES)
LOT 2	32,043.53 SQ FT (0.74 ACRES)	LOT 14	10,051.60 SQ FT (0.23 ACRES)
LOT 3	13,954.62 SQ FT (0.32 ACRES)	LOT 15	10,057.57 SQ FT (0.23 ACRES)
LOT 4	12,352.26 SQ FT (0.28 ACRES)	LOT 16	10,057.59 SQ FT (0.23 ACRES)
LOT 5	12,350.61 SQ FT (0.28 ACRES)	LOT 17	10,057.59 SQ FT (0.23 ACRES)
LOT 6	12,530.91 SQ FT (0.29 ACRES)	LOT 18	10,057.59 SQ FT (0.23 ACRES)
LOT 7	12,922.57 SQ FT (0.30 ACRES)	LOT 19	10,057.50 SQ FT (0.23 ACRES)
LOT 8	13,194.67 SQ FT (0.30 ACRES)	LOT 20	12,114.94 SQ FT (0.28 ACRES)
LOT 9	13,192.78 SQ FT (0.30 ACRES)	LOT 21	12,708.88 SQ FT (0.29 ACRES)
LOT 10	13,190.89 SQ FT (0.30 ACRES)	LOT 22	10,829.18 SQ FT (0.25 ACRES)
LOT 11	13,189.01 SQ FT (0.30 ACRES)	LOT 23	10,829.18 SQ FT (0.25 ACRES)
LOT 12	13,233.79 SQ FT (0.30 ACRES)	LOT 24	10,829.18 SQ FT (0.25 ACRES)
		LOT 25	15,097.51 SQ FT (0.35 ACRES)

TYP. PUE & SETBACKS

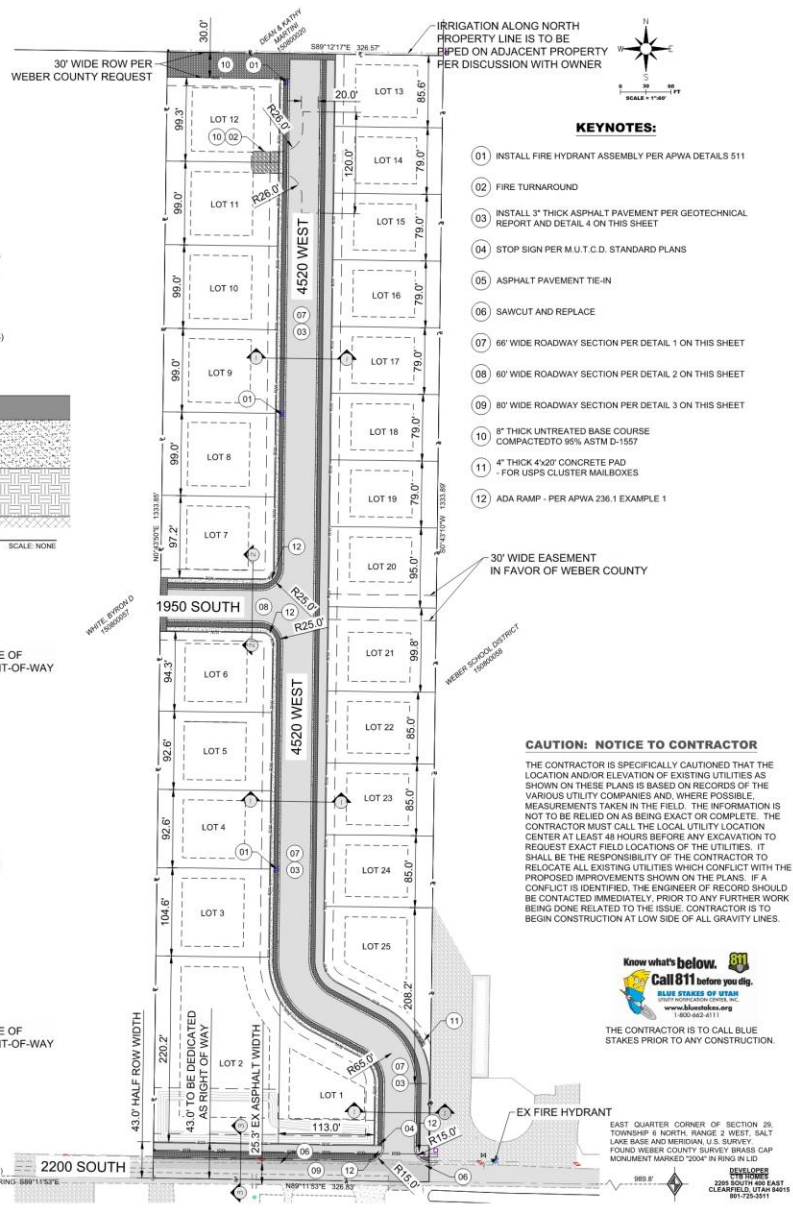
PROPERTY ZONE: R-1.6
 FRONT SETBACK 30.0 FT
 SIDE SETBACK 12.0 FT
 REAR SETBACK 30.0 FT
 CORNER SIDE SETBACK 30.0 FT
 FRONT PUE & DE 10 FT

LAND USE TABLE

TOTAL GROSS ACREAGE (ACRES) 435,947 SQ FT (10.00 ACRES)
 MINIMUM LOT SIZE (ACRES) 10,000 SQ FT (0.23 ACRES)
 AVERAGE LOT SIZE (ACRES) 17,437.88 (0.40 ACRES)
 TOTAL NUMBER OF LOTS 25 LOTS
 RIGHT OF WAY AREA (ACRES) 116,202.64 SQ FT (2.67 ACRES)



CENTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 3 WEST, S&T L&M BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT 5' BELOW GROUND.



KEYNOTES:

- 01 INSTALL FIRE HYDRANT ASSEMBLY PER APWA DETAILS 511
- 02 FIRE TURNAROUND
- 03 INSTALL 3" THICK ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 4 ON THIS SHEET
- 04 STOP SIGN PER M.U.T.C.D. STANDARD PLANS
- 05 ASPHALT PAVEMENT TIE-IN
- 06 SAWCUT AND REPLACE
- 07 66' WIDE ROADWAY SECTION PER DETAIL 1 ON THIS SHEET
- 08 60' WIDE ROADWAY SECTION PER DETAIL 2 ON THIS SHEET
- 09 80' WIDE ROADWAY SECTION PER DETAIL 3 ON THIS SHEET
- 10 8" THICK UNTREATED BASE COURSE COMPACTED TO 95% ASTM D-1557
- 11 4" THICK 4x20" CONCRETE PAD FOR USPS CLUSTER MAILBOXES
- 12 ADA RAMP - PER APWA 236.1 EXAMPLE 1

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY. PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE, CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.



1246 E Driggs Ave
 SLC, UT 84106
 (801) 488-1111

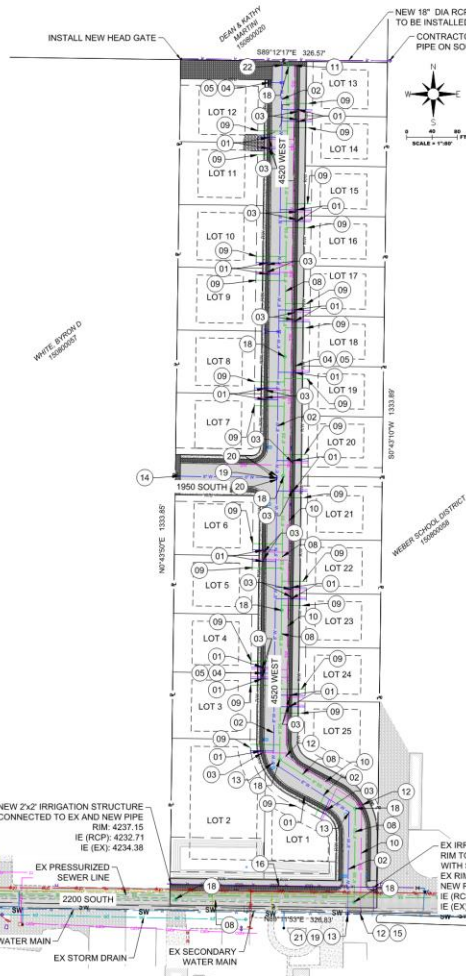
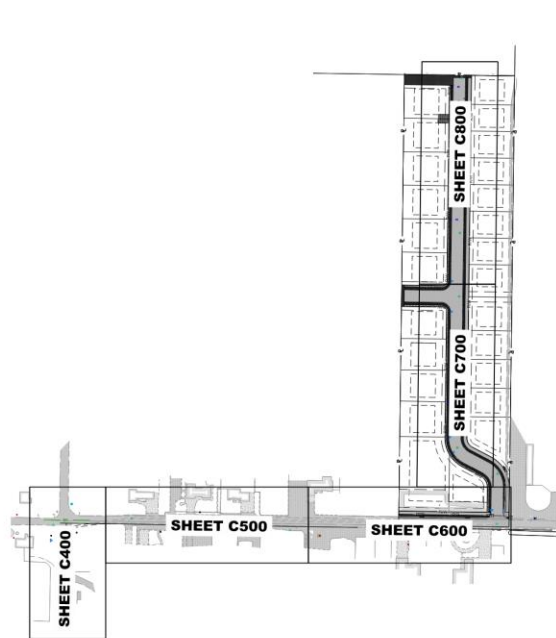


SINGLE TREE ACRES SUBDIVISION
 4520 WEST 2200 SOUTH
 TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

CLIENT CONTACT
 NAME: CHAD BUCK
 ADDRESS: 2202 SOUTH 900 EAST CLEARFIELD, UTAH 84015
 PHONE: 801-738-0151
 EMAIL: CTR@CIVILNORMAL.COM

REV	COMMENT

SHEET NO. **C200**
 SITE PLAN



- KEYNOTES:**
- 01 2"x3/4" POLY WATER LATERAL & WATER METER PER TAYLOR WEST WEBER WATER DISTRICT STANDARDS
 - 02 8" C900 DR-18 CULINARY WATER MAIN
 - 03 1" POLY SECONDARY WATER LATERAL & METER PER HOOPER IRRIGATION STANDARD PI-10
 - 04 8" C900 DR-14 WATER LINE
 - 05 FIRE HYDRANT ASSEMBLY PER TAYLOR WEST WEBER WATER DISTRICT STANDARDS
 - 06 TIE INTO EXISTING 5' SSMH
 - 07 12" SDR-35 SEWER MAIN
 - 08 8" SDR-35 SEWER MAIN
 - 09 4" SDR-35 SEWER LATERAL PER CENTRAL WEBER SEWER IMPROVEMENT DISTRICT STD DWG #D-6
 - 10 8" C900 DR-14 SECONDARY WATER LINE
 - 11 AIR-VAC PER HOOPER IRRIGATION STD PI-1
 - 12 THRUST BLOCK PER HOOPER IRRIGATION STD PI-3
 - 13 THRUST BLOCK PER APWA #561
 - 14 8" BLOW OFF VALVE PER TAYLOR WEST WEBER WATER DISTRICT STANDARD 11A
 - 15 HOT TAP CONNECTION
 - 16 REPLACE EXISTING TILE PIPE WITH 15" DIA RCP PIPE
 - 17 NEW 2'x2' IRRIGATION BOX
 - 18 NEW SEWER MANHOLE
 - 19 8"x8"x8" TEE
 - 20 8" GATE VALVE
 - 21 CUT IN NEW TEE CONNECTION FOR SUBDIVISION SERVICE
 - 22 CAP AND THRUST BLOCK

- NOTES TO CONTRACTOR**
1. CONTRACTOR IS TO MAINTAIN 10 FT OF SEPARATION BETWEEN SEWER FACILITIES AND WATER FACILITIES.
 2. CONTRACTOR IS TO SLEEVE ALL SEWER MAIN AND LATERALS AT ALL CROSSINGS WITH WATER MAIN OR LATERALS PER TAYLOR WEST WEBER WATER DISTRICT STANDARD #6. AS AN ALTERNATE, CONTRACTOR MAY LOOP NEW WATER LATERALS TO MAINTAIN AN 18" VERTICAL CLEARANCE BETWEEN SEWER FACILITIES AND WATER FACILITIES.
 3. CONTRACTOR IS TO CUT IN AND INSTALL AN 8"x8"x8" TEE INTO THE EXISTING WATER MAIN LOCATED IN 2200 SOUTH. INSTALLATION OF 8" GATE VALVES ARE TO BE INSTALLED ON ALL LEGS OF NEWLY INSTALLED TEE.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.



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 4520 WEST 2200 SOUTH
 TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

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REV	COMMENT

SHEET NO. **C300**
 UTILITY PLAN